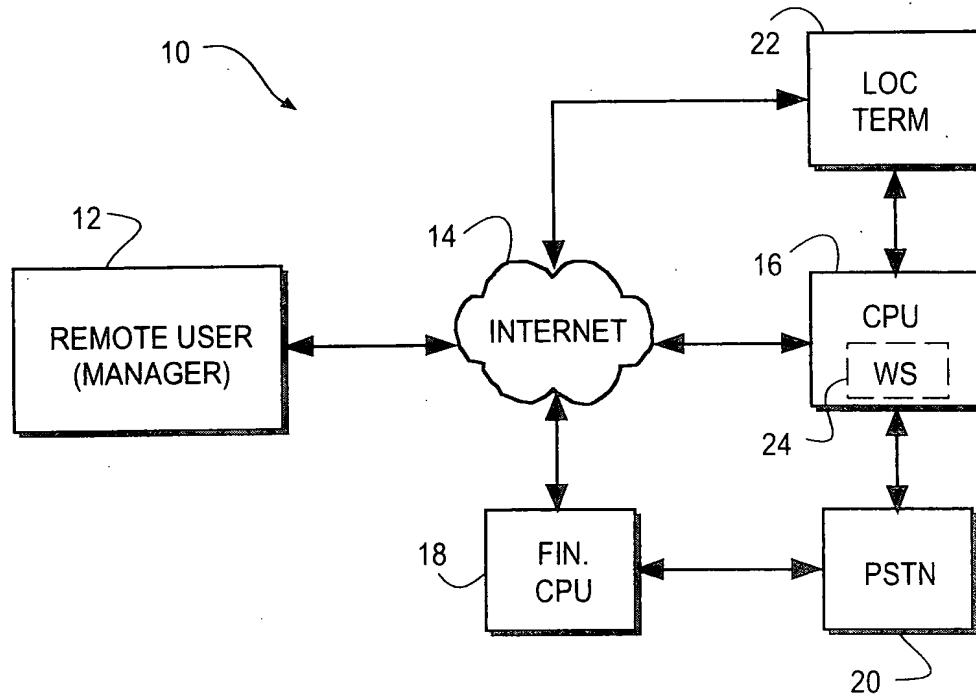


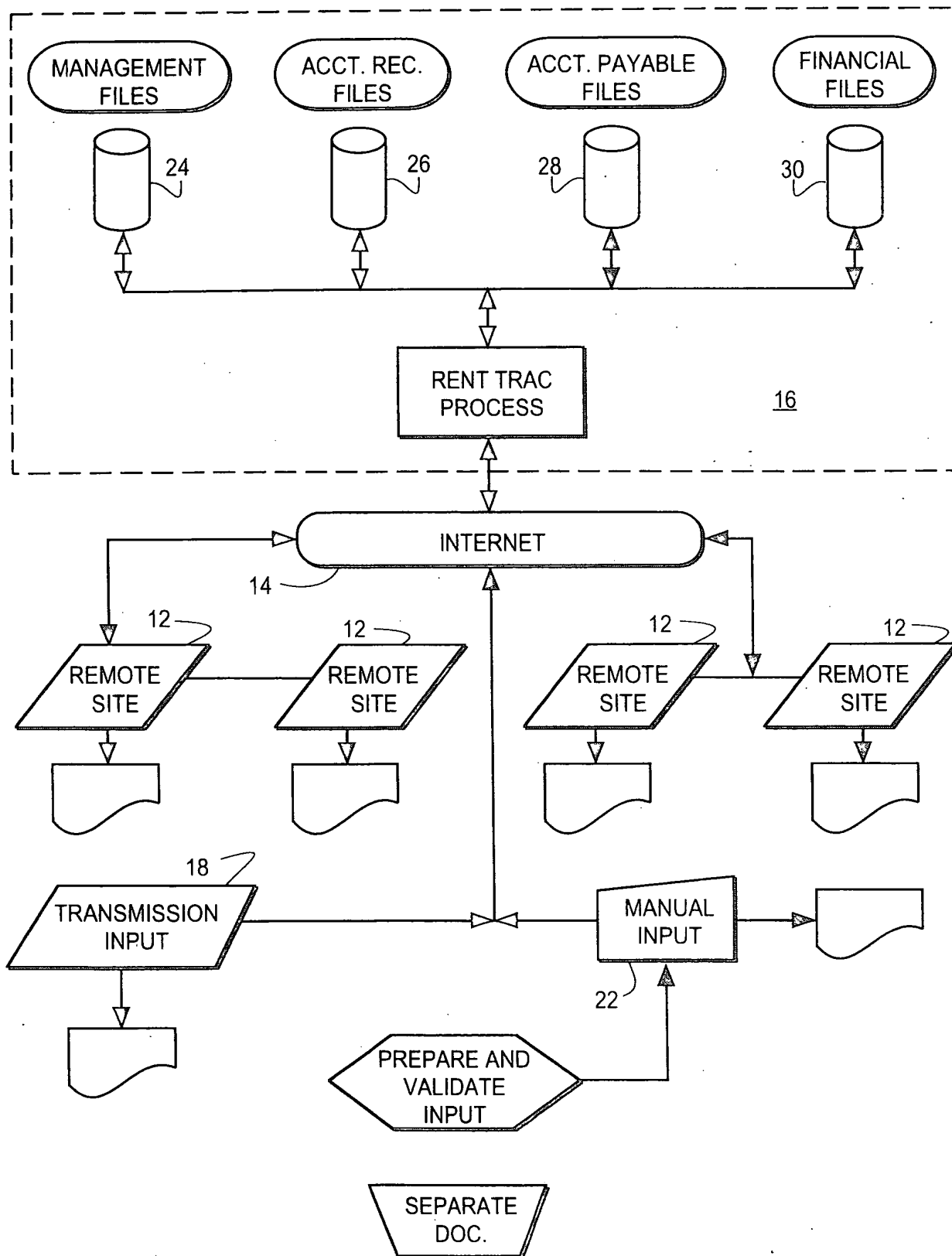
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FIG. 1



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FIG. 2



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FIG. 3

Entity Selection Screen

32 8:47:25 am

36

ENTITY SELECTION

Entity number:
or Previous, Next screen, Add Entity

Number	Name	Control Date
5	SAMPLE PROPERTY	07-91

34

Select the number for your choice of Entity.

FIG. 4

Building Selection Screen

38 8:47:31 am

ENTITY SELECTION

BUILDING SELECTION

SAMPLE PROPERTY

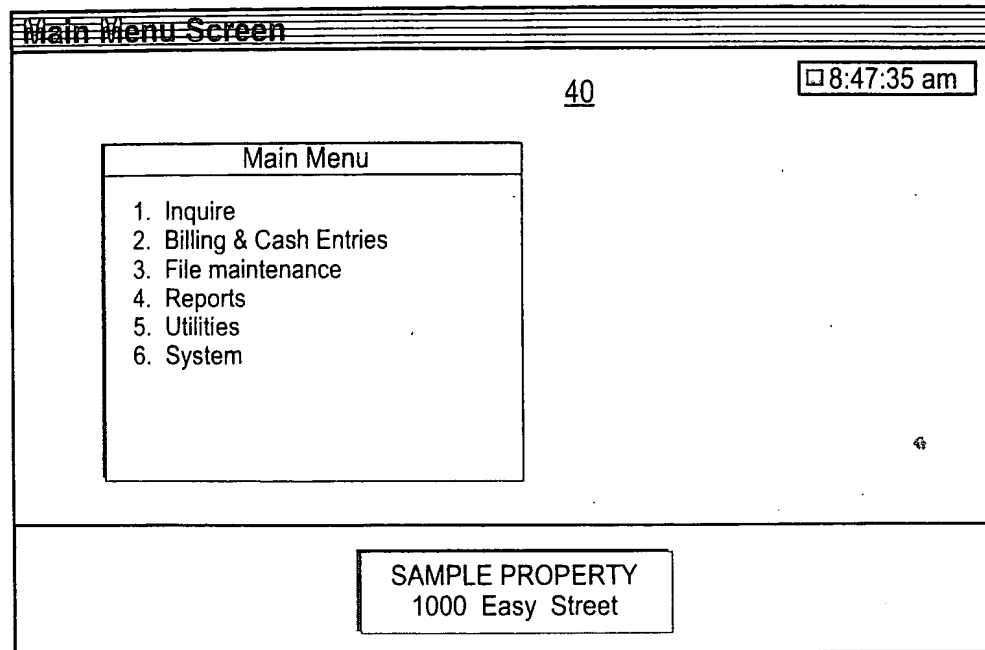
Building number: 1
or Previous, Next screen.

number	Address
1	1000 Easy Street

Select the number for your choice of Building.

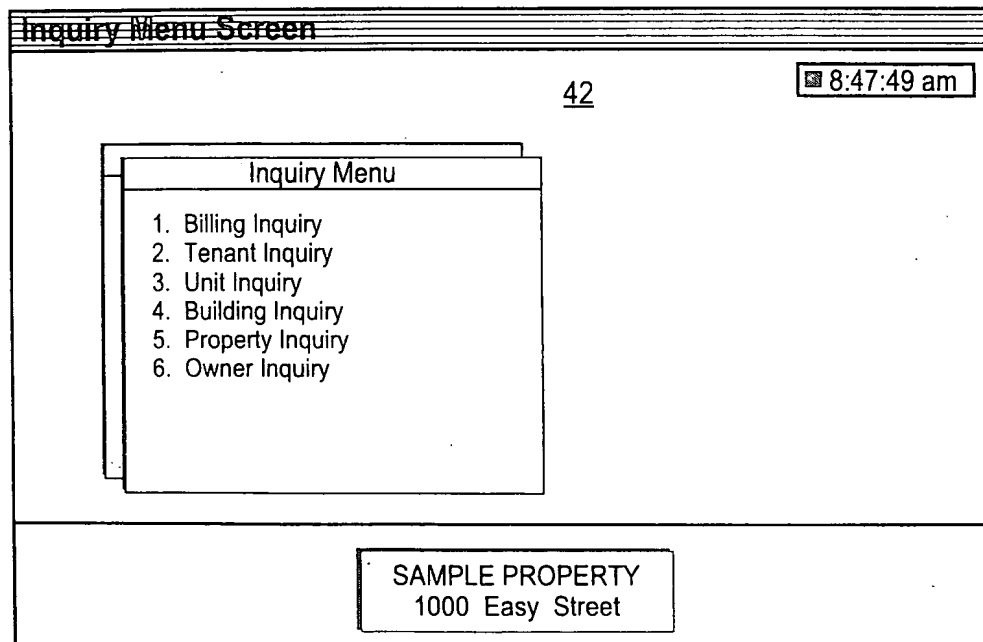
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FIG. 5



The screenshot shows a window titled "Main Menu Screen" with a title bar. In the top right corner, there is a clock icon and the time "8:47:35 am". The main area of the window contains a smaller box titled "Main Menu" which lists six options: "1. Inquire", "2. Billing & Cash Entries", "3. File maintenance", "4. Reports", "5. Utilities", and "6. System". At the bottom of the window, there is a box containing the text "SAMPLE PROPERTY" and "1000 Easy Street". The number "40" is displayed in the top right area of the window.

FIG. 6



The screenshot shows a window titled "Inquiry Menu Screen" with a title bar. In the top right corner, there is a clock icon and the time "8:47:49 am". The main area of the window contains a smaller box titled "Inquiry Menu" which lists six options: "1. Billing Inquiry", "2. Tenant Inquiry", "3. Unit Inquiry", "4. Building Inquiry", "5. Property Inquiry", and "6. Owner Inquiry". At the bottom of the window, there is a box containing the text "SAMPLE PROPERTY" and "1000 Easy Street". The number "42" is displayed in the top right area of the window.

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FIG. 7

Billing & Cash Entries Menu Screen

44

8:47:46 am

Billing Menu

1. Billing Entries
2. Cash Entries
3. Daily Cash Report
4. Billing Code Maint.

SAMPLE PROPERTY
1000 Easy Street

FIG. 8

File Maintenance Screen

46

8:47:49 am

Setup Menu

1. Tenant Maint.
2. Unit Maint.
3. Building Maint.
4. Property Maint.
5. Owner Maint.

SAMPLE PROPERTY
1000 Easy Street

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FIG. 9

Reports Menu Screen

8:47:51 am

48

Reports Menu

1. Lease Analysis/Expir.
2. Unit Management Report
3. Rent Report
4. Cash Rpt. Mo-to-Date
5. Outstanding Balance
6. Final Register
7. Vacancy Report
8. Notices

SAMPLE PROPERTY
1000 Easy Street

FIG. 10

Utilities Menu Screen

8:47:57 am

50

Utility Menu

1. Close the Books
2. Daily Maintenance
3. Set System Data
4. Password Maintenance
5. Printer Setup

SAMPLE PROPERTY
1000 Easy Street

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FIG. 11

System Menu Screen

52

8:48:01 am

Main Menu

- Quit to System
- User Support
- System Information

SAMPLE PROPERTY
1000 Easy Street

FIG. 12

Billing Inquiry Detail Screen

54

8:48:44 am

CP 07-91

SAMPLE PROPERTY
DETAILED BILLING INFORMATION

code	amount	credit#	start	end	control	comments	amt received
1. RNT	350.00		06/91	06/92	07-91	RENTAL	0.00
2. SAD	100.00		07-91	07-91	07-91	SECURITY DUE	100.00
3. APP	10.00		07-91	07-91	07-91	APPLICATION	0.00
4. PK	25.00		07-91	07-91	07-91	PARKING	0.00
5. DAM	10.00		07-91	07-91	07-91	UNIT DAMAGE	0.00

56 58 60 62 64 66 68 70

Press Previous, Next, or ENTER to continue.

total due 485.00 total received 100.00 balance due 385.00

unit no. 101 -1 RALPH ANDERSON

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FIG. 13

Resident Inquiry Screen

SAMPLE PROPERTY RESIDENT SCREEN 8:48:59 am

unit no. <u>74</u>	move in date <u>76</u>	renewal start <u>98</u>
type <u>92</u>	lease start <u>78</u>	renewal end <u>100</u>
cert. date <u>94</u>	lease end <u>80</u>	
hud <u>96</u>	move out date <u>90</u>	

name <u>102</u>	phone #	name <u>104</u>	phone #
ss#		ss#	
employer		employer	
occupation		occupation	

emergency contact	phone #
-------------------	---------

adults	children	pool pass	pets	auto	lic. no.
--------	----------	-----------	------	------	----------

name	<u>106</u>
attn	
address	
city	
st	zip

72

FIG. 14

Unit Inquiry Screen

RENTAL TRACKER UNIT SCREEN 8:49:02 am

SAMPLE PROPERTY

Unit No. <u>110</u>	Type <u>112</u>	Cert <u>114</u>	Date <u>116</u>	Avail <u>118</u>
---------------------	-----------------	-----------------	-----------------	------------------

Addr	<u>120</u>
City	
St.	
Zip	

Act. rent. <u>122</u>	Class <u>130</u>	Decorated <u>132</u>	Sq. Footage <u>140</u>
Mkt. rent. <u>124</u>	Rooms <u>134</u>	Carpet in <u>134</u>	Percentage <u>142</u>
Cont. rent. <u>126</u>	Bdrms <u>136</u>	Cleaned <u>136</u>	Revenue ytd <u>144</u>
Sec. dep. <u>128</u>	Baths <u>138</u>	Color <u>138</u>	G/L acct. <u>146</u>

Appliance <u>148</u>	Purchase Date	Warr. Date	I.D. no.	3mo.	1yr.
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FIG. 15

RENTAL TRACKER		SAMPLE PROPERTY BUILDING SCREEN		☐ 8:49:20 am
building no. 1	152	construction date	01/87	
addr 1000 Easy Street		type of construction	Apartment	
city Dallas	153	gross rental area	0.00	
st TX zip 75246		gross potential	0.00	
invoice address		market potential	0.00	
payable to RENTAL TRACKER, INC		ytd vacant	0.00	
mail to SAMPLE PROPERTY	155	g/l account		
addr 1000 EASY STREET		real estate tax	0.00	
city DALLAS			154	
st TX zip 75246	158			
floors 0		children		
units 0		pets	160	
one bdrm 0		furn'ed		
two bdrm 0		carpet		
three bdrm 0		elevator		
		washer 0	laundry	dryer 0
162	156	maintenance person (s)		
name		name		
addr		addr		
ph.#		ph.#		
Press ENTER to return to menu.				

FIG. 16

[illegible]

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FIG. 17

Owner Inquiry Screen (with sample data)

RENTAL TRACKER		OWNER SCREEN		8:49:27am	
PROPERTY - no. 5 control date 07-91 name SAMPLE PROPERTY addr 1000 Easy Street city Dallas st TX zip 75246		182	184	TITLE HOLDER name	
		186		MORTGAGE #1 #2	
OWNER/INVESTOR name ss# -- 100.00 % addr city st zip		188			
name ss# -- 0.00 % addr city st zip					
Press <u>ENTER</u> to return to menu.					
180					

FIG. 18

Detail Billing Inquiry Screen (with sample data)

CP 07-91		SAMPLE PROPERTY		8:49:37am			
DETAILED BILLING INFORMATION							
code	amount	credit#	start	end	control	comments	amt received
1. RNT	350.00		06/91	06/92	07-91	RENTAL	0.00
2. SAD	100.00		07-91	07-91	07-91	SECURITY DUE	100.00
3. APP	10.00		07-91	07-91	07-91	APPLICATION	0.00
4. PK	25.00		07-91	07-91	07-91	PARKING	0.00
5. DAM	10.00		07-91	07-91	07-91	UNIT DAMAGE	0.00
							194
Press <u>Previous</u> , <u>Next</u> , or <u>ENTER</u> to continue.							
total due		485.00	total received		100.00	balance due 385.00	
unit no. 101 -1 RALPH ANDERSON							
View		Add	Delete	Quit			
192	194	196	198	190			

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FIG. 19

Cash Entry Screen 1

SAMPLE PROPERTY				CASH TRANSACTION SCREEN		8:50:09am CP 07-91	
Batch Number	450		Tape Total		1000.000		
Transaction Date	12/05/98		Actual Total				
			Balance				
code	start	end	charge	received	credits	balance	amt applied
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
202	204	206	208	210	212	214	216
IS THE AMOUNT CORRECT ? Y							
Previous		New		ENTER		Quit	
218							
unit no. 1 -101 -1 RALPH ANDERSON				reference # 1234			
amount received 500.00				amount applied Unapplied			
200							

FIG. 20

Cash Entry Screen 2

SAMPLE PROPERTY				CASH TRANSACTION SCREEN		8:50:12am CP 07-91	
Batch Number	450		Tape Total		1000.000		
Transaction Date	12/05/98		Actual Total		500.00		
			Balance		500.00		
code	start	end	charge	received	credits	balance	amt applied
1. RN	06/91	06/92	350.00	0.00	0.00	350.00	0.00
2. SAD	07-91	07-91	100.00	100.00	0.00	0.00	0.00
3. APP	07-91	07-91	10.00	0.00	0.00	10.00	0.00
4. PK	07-91	07-91	25.00	0.00	0.00	25.00	0.00
5. DAM	07-91	07-91	10.00	0.00	0.00	10.00	0.00
228							
Press Previous, Next, or ENTER to continue.							
unit no. 1 -101 -1 RALPH ANDERSON				reference # 1234			
amount received 500.00				amount applied 0.00 Unapplied 500.00			
220		222		224		226	

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FIG. 21

Cash Entry Screen 3

SAMPLE PROPERTY 8:50:33 am
CASH TRANSACTION SCREEN CP 07-91

Batch Number	450	Tape Total	1000.000
Transaction Date	12/05/98	Actual Total	500.00
		Balance	500.00

code	start	end	charge	received	credits	balance	amt applied
1. RN	06/91	06/92	350.00	0.00	0.00	350.00	0.00
2. SAD	07-91	07-91	100.00	100.00	0.00	0.00	0.00
3. APP	07-91	07-91	10.00	0.00	0.00	10.00	0.00
4. PK	07-91	07-91	25.00	0.00	0.00	25.00	0.00
5. DAM	07-91	07-91	10.00	0.00	0.00	10.00	0.00

232

Quit

unit no. 1 -101 -1 RALPH ANDERSON Bal due 0.00
amount received 500.00 reference # 1234
amount applied 385.00 Unapplied 115.00

230

FIG. 22

Billing Code Maint. Screen

8:52:41 am

Editing Keys

^W - Save Changes
^N - Add a New Code
^T - mark to Delete
^Q/Esc - Exit with
no changes

Billing Code Maintenance Utility		
Code	Account #	Description
ACT	1007	ACCT. TRANSFER
ADJ	1004	ADJUST BALANCE
APP	1001	APPLICATION
DAM	1200	UNIT DAMAGE
INT	1050	INTEREST
LC		LATE CHARGE
LF	5900	LATE FEES
LO		LOCK-OUT
MF	1088	MANAGER FEE
MGF	1008	MGMT. FEES
MI		MISC.
MIB	1003	MOVE IN BONUS
NSF	1004	NSF CHECK
PET	1007	PET DEPOSIT

234

236 238 240